

BRA  
1999

## **SOUTH END PLANNING DISTRICT**

### **1990 POPULATION & HOUSING TABLES**

**with comparisons to Boston City share  
and selected 1980 data**

**U.S. CENSUS (STF1)**

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Policy Development & Research Department**

**Assisted by State Data Center  
Massachusetts Institute for  
Social and Economic Research  
University of Massachusetts/Amherst**

**Revised, expanded January 15, 1992**

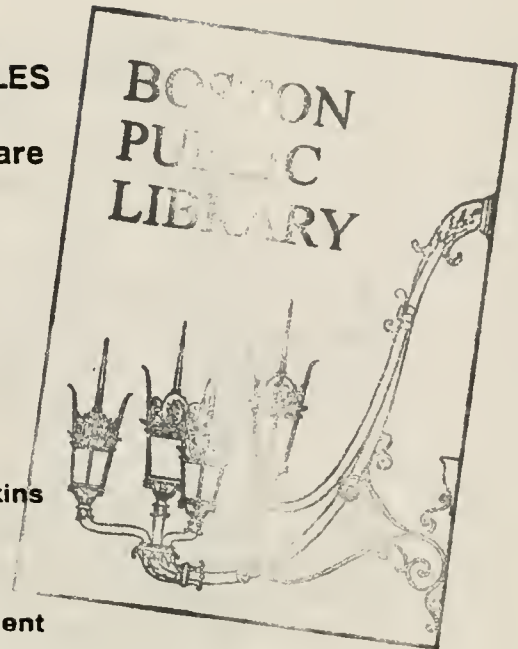
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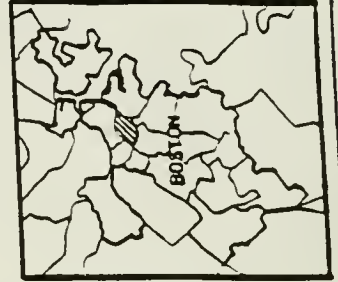
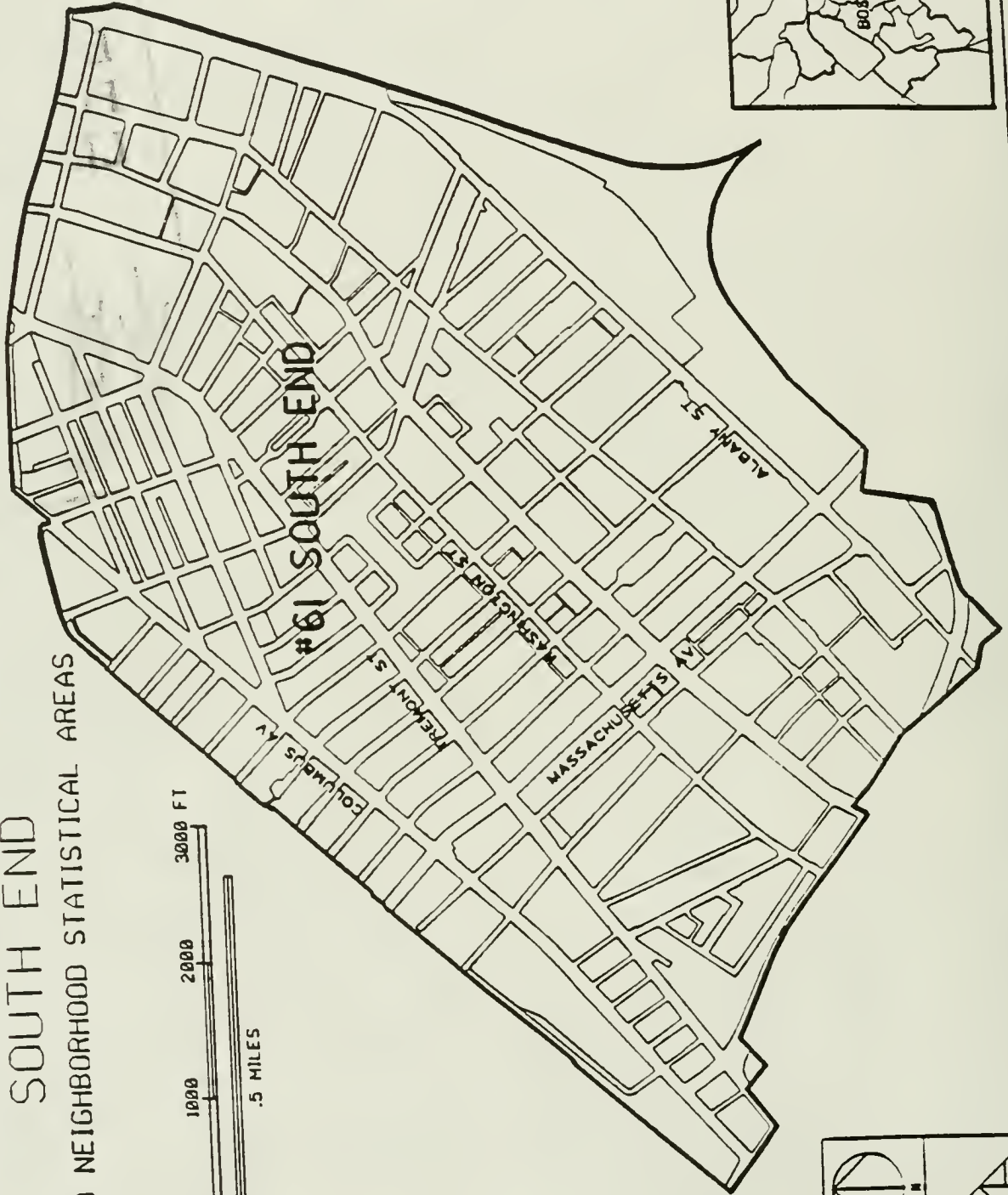
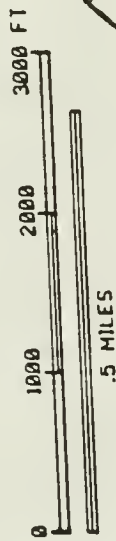
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# PLANNING DISTRICT #6 SOUTH END

AND NEIGHBORHOOD STATISTICAL AREAS



## STF1 EXPLANATORY NOTE

The U.S. Bureau of the Census has released the 1990 STF1 (Summary Tape File 1) data taken from short census forms collected from all persons and housing units on April 1, 1990 (the so-called 100-Percent Component). These data cover:

Population	Housing
Race	Vacancy characteristics
Hispanic origin	Tenure (owned or rented)
Age	Group quarters
Sex	Value of home/Monthly rent
Marital Status	Number of units in structure
Household relationship	Number of rooms in unit

These data do not include items from the Sample Component, the long forms completed by one household in 6, which are targeted for release in 1992 as STF3. STF3 data items cover many additional aspects, including income, employment, education, occupation, ancestry, migration, as well as more detailed housing unit characteristics including condominium status.

The BRA Policy Development and Research Department has tallied the STF1 findings by 1990 Census block groups into Boston's 16 planning districts. These data were assembled into 18 population tables and 16 housing tables. Some of these tables contain comparisons with 1980 data, while others contain "share ratios" comparing aspects of the planning district to city wide averages.

Tallies may vary by up to 0.2 percent, or 2 in 1,000 from final counts because some planning district divisions straddle individual census block groups. In these instances, the tallies were apportioned on the basis of the average of the 100 percent population and housing counts assigned to each portion.

In addition to the population and housing tables, the State Data Center, Massachusetts Institute for Social and Economic Research (MISER), University of Massachusetts/Amherst, printed the accompanying profile detailing all persons by age, sex and Hispanic origin in each planning district.

A complete 8 page profile of the 1990 STF1 data is available for each of Boston's 16 planning districts. Similar 8 page profiles will soon be available for the 69 Neighborhood Statistical Areas of Boston. Such 8 page profiles are also available for the City of Boston, the other 350 communities, the 14 counties, and the Commonwealth. These can be obtained by contacting the State Data Center, Massachusetts Institute for Social and Economic Research, 128 Thompson Hall, University of Massachusetts, MA 01003.

BRA publication number 430, Census Glossary, may also be of interest. It is a 20 page appendix titled, "Definitions of Subject Characteristics", excerpted from Summary Population and Housing Characteristics, Massachusetts, 1990.



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**GLOSSARY OF CENSUS TERMS**

**P 1: SOUTH END**      PLANNING DISTRICT POPULATION, AREA, DENSITY, 1990

Total Persons:	<b>28,891</b>	Population Percent of City:	<b>5.0</b>
Total Land Area (in Sq. Mi.):	<b>1.03</b>	Land Area Percent of City:	<b>2.1</b>
Population Density (per Sq.Mi):	<b>28,060</b>	Density Ratio to City Average:	<b>2.40</b>

Source: 1990 U.S. Census STF1 Counts, BRA Research Department data.

**P 2: POPULATION BY RACE/HISPANIC ORIGIN, SHARE of BOSTON, and CHANGE, 1980 - 1990**

SOUTH END	1980		1990		:	1990 - 1980 Change		1990 PD/Boston Ratio2
	Number	Percent	Number	Percent		Number	Percent	
Total Population	<b>27,125</b>	100.0	<b>28,891</b>	100.0	:	<b>1,766</b>	6.5	<b>1.00</b>
White1	10,662	39.3	12,868	44.5	:	2,206	20.7	0.71
Black1	11,058	40.8	9,871	34.2	:	(1,187)	-10.7	1.34
Native Americans	78	0.3	136	0.5	:	58	74.4	1.43
Asian + Pac.Islanders	3,220	11.9	3,528	12.2	:	308	9.6	2.31
Other Race	2,107	7.8	2,469	8.5	:	362	17.2	1.44
-----	-----	-----	-----	-----	:	-----	-----	-----
Hispanic Origin	3,443	12.7	4,634	16.0	:	1,191	34.6	1.49
White	1,108	4.1	1,471	5.1	:	363	32.8	1.32
Black	555	2.0	708	2.5	:	153	27.6	1.40
All other	1,780	6.6	2,455	8.5	:	675	37.9	1.63
-----	-----	-----	-----	-----	:	-----	-----	-----
Total Minorities	17,571	64.8	17,494	60.6	:	(77)	-0.4	1.48
-----	-----	-----	-----	-----	:	-----	-----	-----
White, Non-Hisp.	9,554	35.2	11,397	39.4	:	1,843	19.3	0.67
Black, Non-Hisp.	10,503	38.7	9,163	31.7	:	(1,340)	-12.8	1.33

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10.

1- includes persons of Hispanic origin

2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

NB: Numbers may not sum precisely to totals due to estimating and rounding. Also, counts shown in respective population, housing and household tables differ slightly, but this does not affect the usefulness of the data.

**P 3: ALL PERSONS: AGE GROUPS, 1980 - 1990**

SOUTH END	1980		1990		:	1990 - 1980 Change		1990 PD/Boston Ratio1
	Number	Percent	Number	Percent		Number	Percent	
Total Persons:	<b>27,125</b>	100.0	<b>28,891</b>	100.0	:	<b>1,766</b>	6.5	<b>1.00</b>
0-4 years	1,373	5.1	1,599	5.5	:	226	16.5	0.87
5-14	3,118	11.5	2,811	9.0	:	(507)	-16.3	0.92
15-24	4,811	17.7	4,838	16.7	:	27	0.6	0.82
25-34	6,873	25.3	7,882	27.3	:	1,009	14.7	1.18
35-44	3,618	13.3	4,830	16.7	:	1,212	33.5	1.23
45-54	2,438	9.0	2,806	9.7	:	367	15.1	1.19
55-64	2,162	8.0	1,913	6.6	:	(249)	-11.5	0.94
65-74	1,645	6.1	1,423	4.9	:	(222)	-13.5	0.79
75-84	864	3.2	724	2.5	:	(140)	-16.2	0.66
85 +	223	0.8	247	0.9	:	24	10.8	0.60

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P11.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

**P 4: POPULATION AGE GROUP OVERVIEW by RACE/ETHNICITY, 1980 and 1990**

**SOUTH END**

<u>Years and Age</u>	<u>All</u>	<u>White1</u>	<u>Black1</u>	<u>AsianPI</u>	<u>Others2</u>	<u>All : Hispanic Origin</u>
<b>1980, Total:</b>	<b>27,125</b>	<b>10,662</b>	<b>11,058</b>	<b>3,220</b>	<b>2,185</b>	<b>3,443</b>
0-4 years	1,373	299	653	209	212	340
5-17	4,216	891	2,081	661	583	1,006
18-64	18,804	8,284	7,141	2,074	1,305	1,972
65 +	2,732	1,188	1,183	276	85	125
<b>1990, Total:</b>	<b>28,891</b>	<b>12,868</b>	<b>9,871</b>	<b>3,528</b>	<b>2,695</b>	<b>4,634</b>
0-4 years	1,599	351	777	201	270	444
5-17	3,408	556	1,663	606	583	1,021
18-64	21,471	11,208	6,369	2,278	1,616	2,921
65 +	2,394	753	1,062	443	136	248
<b>Abs. Change, '90-'80:</b>	<b>1,766</b>	<b>2,206</b>	<b>(1,187)</b>	<b>308</b>	<b>420</b>	<b>1,191</b>
0-4 years	226	52	124	(8)	58	104
5-17	(808)	(335)	(418)	(55)	0	15
18-64	2,667	2,924	(772)	204	311	949
65 +	(338)	(435)	(121)	167	51	123
<b>Pct. Change, '90-'80:</b>	<b>6.5</b>	<b>20.7</b>	<b>-10.7</b>	<b>9.6</b>	<b>19.2</b>	<b>34.6</b>
0-4 years	16.5	17.4	19.0	-3.8	27.4	30.6
5-17	-19.2	-37.6	-20.1	-8.3	0.0	1.5
18-64	14.2	35.3	-10.8	9.8	23.8	48.1
65 +	-12.4	-36.6	-10.2	60.5	60.0	98.4

Source: 1990, 1980 US Census STF1 Counts, Tables P6, P10, P11.

1- includes persons of Hispanic origin

2- includes Native Americans

**P 5: POPULATION MEDIAN AGE in YEARS by RACE and GENDER, 1990**

<b>SOUTH END</b>	<u>Total</u>	<u>Female</u>	<u>Male</u>	<u>Female Percent of Total Population</u>
<b>Total Population</b>	<b>32.2</b>	<b>32.6</b>	<b>31.2</b>	<b>45.5</b>
<b>White*</b>	<b>33.2</b>	<b>N/A</b>	<b>N/A</b>	<b>38.6</b>
<b>Black*</b>	<b>32.5</b>	<b>N/A</b>	<b>N/A</b>	<b>52.4</b>
<b>Asian + Pac Islanders</b>	<b>33.1</b>	<b>N/A</b>	<b>N/A</b>	<b>49.2</b>

Ratio to Boston Median Age, Gender:

<b>Total Population</b>	<b>1.06</b>	<b>1.04</b>	<b>1.06</b>	<b>0.88</b>
<b>White*</b>	<b>1.04</b>	<b>N/A</b>	<b>N/A</b>	<b>0.75</b>
<b>Black*</b>	<b>1.16</b>	<b>N/A</b>	<b>N/A</b>	<b>0.98</b>
<b>Asian + Pac Islanders</b>	<b>1.19</b>	<b>N/A</b>	<b>N/A</b>	<b>1.00</b>

Source: 1990 US Census STF1 Counts, Tables M3, M4, M5.

\* includes persons of Hispanic origin

**P 6: POPULATION AGE GROUPS DETAILED by RACE/ETHNICITY, 1990**

<b>SOUTH END</b>	<u>All</u>	<u>White1</u>	<u>Black1</u>	<u>AsianPI</u>	<u>Others2</u>	All : Hispanic Origin
<b>Total Population:</b>	<b>28,891</b>	<b>12,868</b>	<b>9,871</b>	<b>3,528</b>	<b>2,624</b>	<b>4,634</b>
<u>Age</u>						
0-4 years	1,599	351	777	201	270	444
5-14	2,611	412	1,298	455	446	771
15-24	4,838	2,243	1,493	584	518	908
25-34	7,882	4,752	1,968	653	509	964
35-44	4,830	2,448	1,516	508	358	640
45-54	2,805	1,241	974	342	248	424
55-64	1,913	668	783	342	120	235
65-74	1,423	419	648	266	90	166
75-84	724	247	323	118	36	66
85 +	247	87	91	59	10	16
<hr/>						
<b>0-4 years</b>	<b>1,599</b>	<b>351</b>	<b>777</b>	<b>201</b>	<b>270</b>	<b>444</b>
<b>5-17</b>	<b>3,408</b>	<b>556</b>	<b>1,663</b>	<b>606</b>	<b>583</b>	<b>1,021</b>
5-11	1,896	296	969	329	302	525
12-14	715	116	329	126	144	246
15-17	797	144	365	151	137	250
<b>18-64</b>	<b>21,471</b>	<b>11,208</b>	<b>6,369</b>	<b>2,278</b>	<b>1,616</b>	<b>2,921</b>
18-44	16,753	9,299	4,612	1,594	1,248	2,262
45-64	4,718	1,909	1,757	684	368	659
<b>65 +</b>	<b>2,394</b>	<b>753</b>	<b>1,062</b>	<b>443</b>	<b>136</b>	<b>248</b>

Source: 1990, US Census STF1 Counts, Tables P6, P10, P11.

1- includes persons of Hispanic origin

2- includes Native Americans

**P 6A: RATIO to BOSTON CITY-WIDE AGE GROUP and RACE/ETHNICITY:**

<b>SOUTH END</b>	<u>All</u>	<u>White1</u>	<u>Black1</u>	<u>AsianPI</u>	<u>Others2</u>	All : Hispanic Origin
<b>Total Population:</b>	<b>1.00</b>	<b>0.71</b>	<b>1.33</b>	<b>2.31</b>	<b>1.45</b>	<b>1.49</b>
<u>Age</u>						
0-4 years	0.87	0.42	1.10	1.92	1.36	1.35
5-14	0.92	0.36	1.09	2.64	1.31	1.48
15-24	0.82	0.60	1.12	1.53	1.28	1.30
25-34	1.18	1.06	1.36	1.81	1.31	1.35
35-44	1.23	1.01	1.41	2.49	1.56	1.61
45-54	1.19	0.86	1.42	3.21	2.04	2.00
55-64	0.94	0.47	1.71	3.76	1.71	1.91
65-74	0.79	0.30	2.03	4.07	2.25	2.21
75-84	0.66	0.27	2.36	3.38	2.00	1.87
85 +	0.60	0.24	2.24	5.83	2.42	1.74

Source: 1990, US Census STF1 Counts, Tables P6, P10, P11, and Table P 6, above.

1- includes persons of Hispanic origin

2- includes Native Americans



P 7: HOUSEHOLD TYPE and RELATIONSHIP, 1990

	Total Persons	Total (in percent)	Subtotal	PD/Boston Ratio1
<b>SOUTH END</b>				
<b>All Persons:</b>	<b>28,891</b>	<b>100.0</b>	<b>—</b>	<b>1.00</b>
<u>In family households:</u>	<b>15,950</b>	<b>55.2</b>	<b>100.0</b>	<b>0.83</b>
Householder	4,920	17.0	30.8	0.84
Spouse	2,503	8.7	15.7	0.73
Child:	6,454	22.3	40.5	0.86
Natural-born or adopted	6,341	21.9	39.8	0.86
Step	113	0.4	0.7	0.76
Grandchild	577	2.0	3.6	1.20
Other relatives	939	3.3	5.9	0.69
Nonrelatives	557	1.9	3.5	0.83
 Average persons per family:	<b>2.80</b>	<b>—</b>	<b>—</b>	<b>0.88</b>
<u>In nonfamily households:</u>	<b>11,517</b>	<b>39.9</b>	<b>100.0</b>	<b>1.45</b>
Householder living alone	5,857	20.3	50.9	1.43
Householder not living alone	2,445	8.5	21.2	1.55
Nonrelatives	3,215	11.1	27.9	1.41
 <u>In group quarters:</u>	<b>1,424</b>	<b>4.9</b>	<b>100.0</b>	<b>0.86</b>
Institutionalized persons	115	0.4	8.1	0.27
Other persons in group quarters	1,309	4.5	91.9	1.06

Source: 1990 US Census STF1 Count, Tables P15, P17.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 8: GROUP QUARTERS RESIDENTS, 1990

	Total Persons	Total (in percent)	Subtotal	PD/Boston Ratio1
<b>SOUTH END</b>				
<b>All persons in group quarters:</b>	<b>1,424</b>	<b>100.0</b>	<b>—</b>	<b>1.00</b>
<u>Institutionalized persons</u>	<b>115</b>	<b>8.1</b>	<b>100.0</b>	<b>0.32</b>
Correctional institutions	0	0.0	0.0	0.00
Nursing homes	96	6.7	83.5	0.41
Mental (Psychiatric) hospitals	0	0.0	0.0	0.00
Juvenile institutions	10	0.7	8.7	0.78
Other institutions	9	0.6	7.8	0.34
 <u>Other persons in group quarters</u>	<b>1,309</b>	<b>91.9</b>	<b>100.0</b>	<b>1.23</b>
College dormitories	0	0.0	0.0	0.00
Military quarters	0	0.0	0.0	0.00
Emergency shelters for homeless	565	39.7	43.2	5.81
Visible in street locations	20	1.4	1.5	2.12
Other noninstitutional group quarters	724	50.8	55.3	4.70

Source: 1990 US Census STF1 Count, Table P28.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.



P 9: HOUSEHOLD SIZE and HOUSEHOLD TYPE, 1990

	Total H'holds	Total (in percent)	Subtotal	PD/Boston Ratio1
<b>SOUTH END</b>				
<b>All households:</b>	<b>13,224</b>	<b>100.0</b>	<b>—</b>	<b>1.00</b>
<u>1 person:</u>	<b>5,858</b>	<b>44.3</b>	<b>100.0</b>	<b>1.25</b>
Male householder	3,390	25.6	57.9	1.64
Female householder	2,468	18.7	42.1	0.94
<u>2 or more persons:</u>	<b>7,366</b>	<b>55.7</b>	<b>100.0</b>	<b>0.86</b>
<b>Family households:</b>	<b>4,921</b>	<b>37.2</b>	<b>66.8</b>	<b>0.73</b>
Married-couple family:	2,503	18.9	34.0	0.64
With related children	1,101	8.3	14.9	0.64
No related children	1,402	10.6	19.0	0.63
Other family:	2,418	18.3	32.8	0.87
Male householder, no wife present:	400	3.0	5.4	0.72
With related children	143	1.1	1.9	0.76
No related children	257	1.9	3.5	0.70
Female householder, no husband present:	2,018	15.3	27.4	0.91
With related children	1,414	10.7	19.2	1.03
No related children	604	4.6	8.2	0.71
<b>Nonfamily households:</b>	<b>2,445</b>	<b>18.5</b>	<b>33.2</b>	<b>1.35</b>
Male householder	1,731	13.1	23.5	1.75
Female householder	714	5.4	9.7	0.87

Source: 1990 US Census STF1 Count, Table P16.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

P 10: HOUSEHOLD SIZE by HOUSEHOLD TYPE, 1990

<b>SOUTH END</b>	<u>Household counts</u>			<u>PD/Boston Ratios:1</u>		
	<u>Total</u>	<u>Family</u>	<u>Non-Family</u>	<u>Total</u>	<u>Family</u>	<u>Non-Family</u>
<b>All households:</b>	<b>13,221</b>	<b>4,920</b>	<b>8,301</b>	<b>1.00</b>	<b>0.73</b>	<b>1.27</b>
<u>Household size:</u>						
1 person	5,857	N/A	5,857	1.25	N/A	1.25
2 persons	3,909	1,984	1,925	1.00	0.76	1.49
3 persons	1,563	1,216	347	0.79	0.74	1.05
4 persons	1,000	877	123	0.74	0.72	0.93
5 persons	501	469	32	0.71	0.69	0.93
6 persons	227	218	9	0.68	0.69	0.50
7 or more persons	164	156	8	0.64	0.63	0.96

Source: 1990 US Census STF1 Count, Table P27.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole.

P 11: RACE/ETHNICITY of HOUSEHOLDER by HOUSEHOLD TYPE, 1990

SOUTH END	Household Counts					Hispanic
	All	White*	Black*	Asian	:	
All households:	13,222	6,815	4,405	1,120	:	1,650
					:	
Family households:	4,918	1,503	2,051	787	:	975
Married-couple family:	2,501	1,060	605	648	:	334
With related children	1,100	317	309	363	:	193
No related children	1,401	743	296	285	:	141
					:	
Other family:	2,417	443	1,446	139	:	641
Male householder, no wife present:	399	114	189	54	:	89
With related children	142	27	76	14	:	47
No related children	257	87	113	40	:	42
Female householder, no husband present:	2,018	329	1,257	85	:	552
With related children	1,414	205	895	43	:	450
No related children	604	124	362	42	:	102
					:	
Nonfamily households:	8,304	5,312	2,354	333	:	675
Householder living alone	5,858	3,247	2,096	267	:	521
Householder not living alone	2,446	2,065	258	66	:	154

Source: 1990 US Census STF1 Count, Table P19.

\* - Includes persons of Hispanic origin

P11a: DISTRIBUTION of HOUSEHOLD TYPES by RACE/ETHNICITY COMPARED to BOSTON, 1990

SOUTH END	(ratios)					Hispanic
	All	White*	Black*	Asian	:	
All households:	1.00	0.74	1.52	2.00	:	1.55
					:	
Family households:	0.73	0.38	1.07	2.30	:	1.30
Married-couple family:	0.64	0.39	0.81	2.53	:	0.99
With related children	0.64	0.32	0.71	2.54	:	0.87
No related children	0.63	0.43	0.96	2.52	:	1.21
					:	
Other family:	0.87	0.35	1.23	1.63	:	1.55
Male householder, no wife present:	0.72	0.38	1.04	1.67	:	1.11
With related children	0.76	0.40	0.89	1.27	:	1.16
No related children	0.70	0.38	1.17	1.88	:	1.05
Female householder, no husband present:	0.91	0.34	1.26	1.60	:	1.66
With related children	1.03	0.48	1.20	1.34	:	1.67
No related children	0.71	0.23	1.43	2.00	:	1.63
					:	
Nonfamily households:	1.28	1.02	2.42	1.53	:	2.15
Householder living alone	1.25	0.88	2.64	1.86	:	2.57
Householder not living alone	1.35	1.37	1.42	0.90	:	1.38

\* - Includes persons of Hispanic origin

NB: These ratios compare the proportions in the planning district to similar proportions in Boston as a whole.

**P 12: PERSONS UNDER 18 YEARS: HOUSEHOLD TYPE and RELATIONSHIP. 1990**

			PD/Boston
<b>SOUTH END</b>	<u>Number</u>	<u>Percent</u>	<u>Ratio</u>
<b>All persons under 18 years:</b>	<b>5,013</b>	<b>100.0</b>	<b>0.91</b>
<u>In households:</u>	<b>4,966</b>	<b>99.1</b>	<b>0.91</b>
Household head or spouse	<b>9</b>	<b>0.2</b>	<b>0.85</b>
Own child:	<b>4,253</b>	<b>84.8</b>	<b>0.88</b>
In married-couple family	<b>1,871</b>	<b>37.3</b>	<b>0.69</b>
In other family:	<b>2,382</b>	<b>47.5</b>	<b>1.12</b>
Male householder, no wife present	<b>176</b>	<b>3.5</b>	<b>0.83</b>
Female householder, no husband present	<b>2,206</b>	<b>44.0</b>	<b>1.15</b>
Other relatives	<b>615</b>	<b>12.3</b>	<b>1.11</b>
Nonrelatives	<b>89</b>	<b>1.8</b>	<b>0.87</b>
<u>In group quarters:</u>	<b>47</b>	<b>0.9</b>	<b>1.16</b>
Institutionalized persons	<b>10</b>	<b>0.2</b>	<b>0.64</b>
Other persons in group quarters	<b>37</b>	<b>0.7</b>	<b>1.49</b>

Source: 1990 US Census STF1 Count, Table P21.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

**P 13: ALL HOUSEHOLDS BY TYPE AND BY MEMBERS UNDER 18. 1990**

	With Persons Under 18			PD/Boston Ratios:1		
<b>SOUTH END</b>	<u>Total</u>	<u>1,+*</u>	<u>none</u>	<u>Total</u>	<u>1,+*</u>	<u>none</u>
<b>All households</b>	<b>13,224</b>	<b>2,698</b>	<b>10,526</b>	<b>1.00</b>	<b>0.81</b>	<b>1.06</b>
<u>Family households:</u>	<b>4,921</b>	<b>2,672</b>	<b>2,249</b>	<b>0.73</b>	<b>0.81</b>	<b>0.66</b>
Married-couple family	<b>2,503</b>	<b>1,104</b>	<b>1,399</b>	<b>0.64</b>	<b>0.64</b>	<b>0.64</b>
Other family:	<b>2,418</b>	<b>1,568</b>	<b>850</b>	<b>0.87</b>	<b>1.00</b>	<b>0.70</b>
Male h'holder, no wife present	<b>400</b>	<b>151</b>	<b>249</b>	<b>0.72</b>	<b>0.78</b>	<b>0.69</b>
Female h'holder, no husband present	<b>2,018</b>	<b>1,417</b>	<b>601</b>	<b>0.91</b>	<b>1.03</b>	<b>0.71</b>
<u>Nonfamily households:</u>	<b>8,303</b>	<b>26</b>	<b>8,277</b>	<b>1.27</b>	<b>0.85</b>	<b>1.28</b>
Male householder	<b>5,121</b>	<b>18</b>	<b>5,103</b>	<b>1.68</b>	<b>1.01</b>	<b>1.68</b>
Female householder	<b>3,182</b>	<b>8</b>	<b>3,174</b>	<b>0.92</b>	<b>0.63</b>	<b>0.92</b>

Source: 1990 US Census STF1 Count, Table P18.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole.

\* - one or more persons under 18 years of age

**P 14: PERSONS UNDER 18 YEARS by AGE GROUP and RELATIONSHIP, 1990**

<b>SOUTH END</b>	<u>In Households</u>				<u>In Group Quarters</u>	
	<u>Total</u>	<u>OwnChi</u>	<u>Relat'n</u>	<u>NonRel'n</u>	<u>Inst'lzd</u>	<u>Other</u>
<b>All Persons under 18 years:</b>	<b>5,015</b>	<b>4,254</b>	<b>616</b>	<b>89</b>	<b>10</b>	<b>37</b>
<u>Household head or spouse under 18:</u>	<b>9</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<u>Total dependents under 18:</u>	<b>5,006</b>	<b>4,254</b>	<b>616</b>	<b>89</b>	<b>10</b>	<b>37</b>
Under 3 years	<b>994</b>	<b>801</b>	<b>163</b>	<b>22</b>	<b>0</b>	<b>8</b>
3 and 4 years	<b>607</b>	<b>498</b>	<b>97</b>	<b>10</b>	<b>0</b>	<b>2</b>
5 years	<b>325</b>	<b>271</b>	<b>47</b>	<b>5</b>	<b>0</b>	<b>2</b>
6 to 11 years	<b>1,574</b>	<b>1,367</b>	<b>179</b>	<b>24</b>	<b>0</b>	<b>4</b>
12 and 13 years	<b>499</b>	<b>450</b>	<b>38</b>	<b>9</b>	<b>0</b>	<b>2</b>
14 years	<b>218</b>	<b>195</b>	<b>18</b>	<b>3</b>	<b>1</b>	<b>1</b>
15 to 17 years	<b>789</b>	<b>672</b>	<b>74</b>	<b>16</b>	<b>9</b>	<b>18</b>

Source: 1990 US Census STF1 Count, Table P22.

**P14a: DISTRIBUTION of PERSONS UNDER 18 YEARS by AGE GROUP and RELATIONSHIP COMPARED to BOSTON, 1**

<b>SOUTH END</b>	<u>In Households</u>				<u>In Group Quarters</u>	
	<u>Total</u>	<u>OwnChi</u>	<u>Relat'n</u>	<u>NonRel'n</u>	<u>Inst'lzd</u>	<u>Other</u>
<b>All Persons under 18 years:</b>	<b>1.00</b>	<b>0.97</b>	<b>1.23</b>	<b>0.96</b>	<b>0.70</b>	<b>1.64</b>
<u>Household head or spouse under 18:</u>	<b>0.94</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<u>Total dependents under 18:</u>	<b>1.00</b>	<b>0.97</b>	<b>1.23</b>	<b>0.96</b>	<b>0.70</b>	<b>1.64</b>
Under 3 years	<b>0.96</b>	<b>0.92</b>	<b>1.17</b>	<b>1.15</b>	<b>0.00</b>	<b>1.19</b>
3 and 4 years	<b>0.95</b>	<b>0.91</b>	<b>1.32</b>	<b>0.88</b>	<b>0.00</b>	<b>0.83</b>
5 years	<b>1.10</b>	<b>1.04</b>	<b>1.59</b>	<b>1.15</b>	<b>0.00</b>	<b>1.37</b>
6 to 11 years	<b>0.99</b>	<b>0.96</b>	<b>1.31</b>	<b>0.91</b>	<b>0.00</b>	<b>0.92</b>
12 and 13 years	<b>1.06</b>	<b>1.06</b>	<b>1.05</b>	<b>1.22</b>	<b>0.00</b>	<b>1.62</b>
14 years	<b>0.94</b>	<b>0.93</b>	<b>1.05</b>	<b>0.61</b>	<b>1.00</b>	<b>2.43</b>
15 to 17 years	<b>1.06</b>	<b>1.05</b>	<b>1.07</b>	<b>0.82</b>	<b>0.97</b>	<b>3.01</b>

NB: These ratios compare the proportions in the planning district to similar proportions in Boston as a whole.

Source: 1990 US Census STF1 Count, Table P22.



**P 15: PERSONS 65 YEARS and OLDER by HOUSEHOLD TYPE and RELATIONSHIP, 1990**

SOUTH END	Persons over 65			PD/Boston Ratio1
	Number Persons	Total (in percent)	Subtotal	
<b>All Persons 65 years and over</b>	<b>2,395</b>	<b>100.0</b>	<b>—</b>	<b>0.72</b>
<u>In family households:</u>	<b>929</b>	<b>38.8</b>	<b>100.0</b>	<b>0.53</b>
Householder	513	21.4	55.2	0.54
Spouse	223	9.3	24.0	0.45
Other relatives	159	6.6	17.1	0.55
Nonrelatives	34	1.4	3.7	1.28
<u>In nonfamily households:</u>	<b>1,282</b>	<b>53.5</b>	<b>100.0</b>	<b>1.02</b>
Male householder:	<b>484</b>	<b>20.2</b>	<b>37.8</b>	<b>1.53</b>
Living alone	449	18.7	35.0	1.52
Not living alone	35	1.5	2.7	1.69
Female householder:	<b>723</b>	<b>30.2</b>	<b>56.4</b>	<b>0.80</b>
Living alone	693	28.9	54.1	0.79
Not living alone	30	1.3	2.3	1.27
Nonrelatives	75	3.1	5.9	1.74
<u>In group quarters:</u>	<b>184</b>	<b>7.7</b>	<b>100.0</b>	<b>0.62</b>
Institutionalized persons	93	3.9	50.5	0.35
Other persons in group quarters	91	3.8	49.5	2.85

Source: 1990 US Census STF1 Count, Table P23.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

**P 16: HOUSEHOLDS by MEMBERS OVER 65, HOUSEHOLD SIZE and HOUSEHOLD TYPE, 1990**

SOUTH END				PD/Boston Ratio1
	Total HTholds	Total (in percent)	Subtotal	
<b>All households</b>	<b>13,223</b>	<b>100.0</b>	<b>—</b>	<b>1.00</b>
<u>HTholds w/ 1 or more 65 years and over</u>	<b>1,908</b>	<b>14.4</b>	<b>100.0</b>	<b>0.69</b>
1 person	1,142	8.6	59.9	0.85
2 or more persons:	<b>766</b>	<b>5.8</b>	<b>40.1</b>	<b>0.53</b>
Family households	669	5.1	35.1	0.49
Nonfamily households	97	0.7	5.1	1.42
<u>Households with no persons 65 years +</u>	<b>11,315</b>	<b>85.6</b>	<b>100.0</b>	<b>1.08</b>
1 person	4,716	35.7	41.7	1.41
2 or more persons:	<b>6,599</b>	<b>49.9</b>	<b>58.3</b>	<b>0.93</b>
Family households	4,251	32.1	37.6	0.80
Nonfamily households	2,348	17.8	20.8	1.35

Source: 1990 US Census STF1 Count, Table P25.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

**P 17: ASIAN and PACIFIC ISLANDER POPULATION, 1990**

<b>SOUTH END</b>				PD/Boston
	<u>Persons</u>	<u>Percent</u>	:	<u>Ratio1</u>
<b>Total Asian or Pacific Islanders:</b>	<b>3,536</b>	<b>100.0</b>	:	<b>2.31</b>
			:	
<u>Asian</u>	3,531	99.9	:	2.33
Chinese	3,151	89.1	:	3.75
Filipino	56	1.6	:	1.09
Japanese	35	1.0	:	0.39
Asian Indian	50	1.4	:	0.51
Korean	33	0.9	:	0.57
Vietnamese	142	4.0	:	0.59
Laotian	6	0.2	:	0.42
Thai	10	0.3	:	0.68
Other Asian	48	1.4	:	0.78
			:	
<u>Pacific Islander</u>	5	0.1	:	0.48

Source: 1990 US Census STF1 Count, Table P7.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

**P 18: MARITAL STATUS, MALES and FEMALES, 15 YEARS and OVER, 1990**

<b>SOUTH END</b>				PD/Boston				PD/Bost
	<u>Total</u>	<u>Males</u>	<u>M/Tot</u>	<u>Ratio1</u>	:	<u>Females</u>	<u>Fe/Tot</u>	<u>Ratio1</u>
			(percent)		:		(percent)	
<b>Total persons 15 years and over:</b>	<b>24,675</b>	<b>13,559</b>	<b>55.0</b>	<b>1.18</b>	:	<b>11,116</b>	<b>45.0</b>	<b>0.88</b>
<u>Marital status:</u>					:			
Never married	14,104	8,695	61.6	1.37	:	5,409	38.4	0.90
Now married, and not separated	5,837	2,965	50.8	0.76	:	2,872	49.2	0.76
Separated	1,198	534	44.6	1.69	:	664	55.4	1.28
Widowed	1,351	321	23.8	1.02	:	1,030	76.2	0.73
Divorced	2,185	1,044	47.8	1.58	:	1,141	52.2	1.17

Source: 1990 US Census STF1 Count, Table P14.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole.

## H 1: HOUSING UNITS by TENURE, 1980 and 1990 \*

	1980		1990		1990-1980 Change		1990
	Number	Percent	Number	Percent	Number	Percent	Ratio1
<b>SOUTH END</b>							
<b>Total Housing Units:</b>	<b>13,761</b>	100.0	<b>14,914</b>	100.0	<b>1,153</b>	8.4	<b>1.00</b>
<b>Occupied total:</b>	<b>12,019</b>	87.3	<b>13,222</b>	88.7	<b>1,203</b>	10.0	<b>0.97</b>
Owner occupied	1,577	11.5	2,584	17.3	1,007	63.9	0.62
Renter occupied	10,442	75.9	10,638	71.3	196	1.9	1.13
<b>Vacant total:</b>	<b>1,742</b>	12.7	<b>1,692</b>	11.3	<b>(50)</b>	-2.9	<b>1.27</b>
For sale only	69	0.5	110	0.7	41	59.4	0.97
For rent	1,008	7.3	1,172	7.9	164	16.3	1.48
All other vacant DUs	665	4.8	409	2.7	(256)	-38.5	0.96

Source: 1990, 1980 US Census STF1 Counts, Tables H1, H2, H3.

\* NB: Numbers may not sum precisely to totals due to estimating and rounding. Also, counts shown in respective population, housing and household tables differ slightly, but this does not affect the usefulness of the data.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

## H 2: HOUSING UNITS by RACE/HISPANIC ORIGIN OF HOUSEHOLDER, 1980 and 1990

	1980		1990		1990-1980 Change		1990
	Number	Percent	Number	Percent	Number	Percent	Ratio1
<b>SOUTH END</b>							
<b>All Occupied housing units</b>	<b>12,019</b>	100.0	<b>13,223</b>	100.0	<b>1,204</b>	10.0	<b>0.97</b>
White1	5,199	43.3	6,815	51.5	1,616	31.1	0.72
Black1	5,075	42.2	4,403	33.3	(672)	-13.2	1.48
American Indian, Eskimo, or Aleut	42	0.3	53	0.4	11	26.2	1.31
Asian or Pacific Islander	930	7.7	1,121	8.5	191	20.5	1.95
Other race	773	6.4	831	6.3	58	7.5	1.48
-----	-----	-----	-----	-----	-----	-----	-----
<b>Hispanic Origin</b>	<b>1,134</b>	9.4	<b>1,650</b>	12.5	<b>516</b>	45.5	<b>1.55</b>
White	333	2.8	557	4.2	224	67.3	1.37
Black	183	1.5	281	2.1	98	53.6	1.60
All others	618	5.1	812	6.1	194	31.4	1.68
-----	-----	-----	-----	-----	-----	-----	-----
<b>Total minorities</b>	<b>7,153</b>	59.5	<b>6,965</b>	52.7	<b>(188)</b>	-2.6	<b>1.57</b>
-----	-----	-----	-----	-----	-----	-----	-----
White, Non-Hispanic	4,866	40.5	6,258	47.3	1,392	28.6	0.71
Black, Non-Hispanic	4,892	40.7	4,122	31.2	(770)	-15.7	1.51

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes persons of Hispanic origin

2- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

**H 3: OCCUPIED HOUSING UNITS by TENURE and RACE, 1980 and 1990**

	Owner-Occupied					Renter-Occupied			
	<u>1980</u>	<u>1990</u>	<u>1990-1980 Change</u>			<u>1980</u>	<u>1990</u>	<u>1990-1980 Change</u>	
	<u>Number</u>	<u>Number</u>	<u>Number</u>	<u>Percent</u>		<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
<b>SOUTH END</b>									
Occupied housing units	1,577	2,584	1,007	63.9	:	10,442	10,839	197	1.9
White1	1,060	2,107	1,047	98.8	:	4,139	4,708	569	13.7
Black1	348	288	(58)	16.8	:	4,729	4,115	(614)	-13.0
American Indian, Eskimo, or Aleut	7	7	0	0.0	:	35	48	11	31.4
Asian or Pacific Islander	125	181	36	28.8	:	805	960	155	19.3
Other race	39	21	(18)	-46.2	:	734	810	76	10.4
-----	-----	-----	-----	-----	:	-----	-----	-----	-----
Hispanic Origin	43	69	26	60.5	:	1,091	1,581	490	44.9
White	21	41	20	95.2	:	312	516	204	65.4
Black	2	7	5	250.0	:	181	274	93	51.4
All others	20	21	1	5.0	:	598	791	193	32.3
-----	-----	-----	-----	-----	:	-----	-----	-----	-----
Total minorities	538	518	(20)	-3.7	:	6,815	6,447	(168)	-2.5
-----	-----	-----	-----	-----	:	-----	-----	-----	-----
White, Non-Hispanic	1,039	2,066	1,027	98.8	:	3,827	4,192	365	9.5
Black, Non-Hispanic	344	281	(63)	-18.3	:	4,548	3,841	(707)	-15.5

Source: 1990, 1980 US Census STF1 Counts, Tables H8 - H11.

1- includes persons of Hispanic origin



#### H 4: TENURE by AGE of HOUSEHOLDER, 1990

SOUTH END					<u>PD/Boston Ratios:1</u>		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>		<u>Total</u>	<u>Owner</u>	<u>Renter</u>
Occupied housing units:	13,221	2,583	10,638	:	1.00	0.63	1.16
<u>Age of Householder:</u>				:			
15 to 24 years	1,186	69	1,117	:	0.88	0.90	0.88
25 to 34 years	4,147	782	3,365	:	1.14	1.14	1.14
35 to 44 years	3,015	772	2,243	:	1.15	0.84	1.31
45 to 54 years	1,849	485	1,364	:	1.12	0.70	1.42
55 to 64 years	1,304	232	1,072	:	0.90	0.34	1.38
65 to 74 years	1,037	150	887	:	0.75	0.25	1.16
75 years and over	683	93	590	:	0.61	0.22	0.85

Source: 1990 US Census STF1 Counts, Tables H12.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

#### H 5: PERSONS in DWELLING UNIT, 1990

SOUTH END	<u>Occupied Housing Units</u>				<u>PD/Boston Ratios:1</u>		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>		<u>Total</u>	<u>Owner</u>	<u>Renter</u>
Occupied housing units	13,225	2,585	10,640	:	1.00	0.63	1.16
<u>Occupants:</u>				:			
1 person	5,858	1,042	4,816	:	1.25	0.93	1.35
2 persons	3,909	982	2,927	:	1.00	0.78	1.11
3 persons	1,584	266	1,298	:	0.79	0.41	0.99
4 persons	1,001	160	841	:	0.74	0.31	1.00
5 persons	501	76	425	:	0.71	0.26	1.01
6 persons	227	31	196	:	0.68	0.23	0.99
7 or more persons	165	28	137	:	0.65	0.25	0.95
Persons per occupied housing unit:	1.97	1.72	1.95	:	0.83	0.65	0.87
<u>Aggregate Persons by Tenure:</u>				:			
Aggregate Persons by Tenure:	27,467	5,221	22,246	:			
In percent of Total:	100.0	19.0	81.0	:	1.00	0.55	1.23

Source: 1990 US Census STF1 Counts, Tables H17, H18.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

**H 6: TOTAL HOUSING STOCK by ROOMS per UNIT, 1990**

SOUTH END	Housing Units		:	PD/Boston Ratio1
	Number	Percent		
Total Housing units	14,913	100.0	:	1.00
<u>Rooms per Unit:</u>			:	
1 room	1,886	12.6	:	2.16
2 rooms	2,663	17.9	:	1.74
3 rooms	3,806	25.5	:	1.36
4 rooms	3,446	23.1	:	1.16
5 rooms	1,648	11.0	:	0.55
6 rooms	703	4.7	:	0.37
7 rooms	237	1.6	:	0.31
8 rooms	162	1.1	:	0.41
9 or more rooms	362	2.4	:	0.58

Source: 1990 US Census STF1 Counts, Table H13.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

**H 7: TOTAL NUMBER of ROOMS by TENURE, VACANCY STATUS, 1990**

SOUTH END	Total Rooms	Total (in percent)	Subtotal	:	PD/Boston Ratio1
Total Rooms in All DUs	51,455	100.0	—	:	1.00
<u>Tenure and Status:</u>				:	
<u>In Occupied DUs</u>	46,127	89.6	100.0	:	0.98
Owner occupied	12,732	24.7	27.6	:	0.65
Renter occupied	33,395	64.9	72.4	:	1.21
<u>In Vacant DUs:</u>	5,327	10.4	100.0	:	1.25
For rent	3,394	6.6	63.7	:	1.47
For sale only	441	0.9	8.3	:	1.07
Rented or sold, not occupied	372	0.7	7.0	:	0.71
For seasonal, recreational, or occasional	173	0.3	3.2	:	1.26
For migrant workers	19	0.0	0.4	:	6.00
Other vacant	928	1.8	17.4	:	1.07

Source: 1990 US Census STF1 Counts, Tables H14, H15, H16.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

**H 8: PERSONS PER ROOM in OCCUPIED HOUSING UNITS, by TENURE, 1990**

<b>SOUTH END</b>	<u>Occupied Housing Units</u>			:	<u>PD/Boston Ratios:1</u>		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>	:	<u>Total</u>	<u>Owner</u>	<u>Renter</u>
<b>All occupied Housing Units</b>	<b>13,223</b>	<b>2,584</b>	<b>10,639</b>	:	<b>1.00</b>	<b>0.63</b>	<b>1.16</b>
<u>Persons per Room:</u>				:			
0.50 or less	7,051	1,990	5,061	:	0.91	0.69	1.04
0.51 to 1.00	4,895	533	4,362	:	1.07	0.49	1.26
1.01 to 1.50	578	33	545	:	1.13	0.39	1.28
1.51 to 2.00	490	22	468	:	1.67	0.79	1.76
2.01 or more	209	6	203	:	1.98	0.85	2.07

Source: 1990 US Census STF1 Counts, Tables H21, H22.

**H 8a: PERSONS PER ROOM DISTRIBUTION in OCCUPIED HOUSING UNITS, by TENURE, 1990**

<b>SOUTH END</b>	<u>Column Distribution</u>			:	<u>Row Distribution</u>		
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>	:	<u>Total</u>	<u>Owner</u>	<u>Renter</u>
<b>All occupied Housing Units</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	:	<b>100.0</b>	<b>19.5</b>	<b>80.5</b>
<u>Persons per Room:</u>				:			
0.50 or less	53.3	77.0	47.6	:	100.0	28.2	71.8
0.51 to 1.00	37.0	20.6	41.0	:	100.0	10.9	89.1
1.01 to 1.50	4.4	1.3	5.1	:	100.0	5.7	94.3
1.51 to 2.00	3.7	0.9	4.4	:	100.0	4.5	95.5
2.01 or more	1.6	0.2	1.9	:	100.0	2.9	97.1

Source: 1990 US Census STF1 Counts, Tables H21, H22, and Table H 8, above.

# H 9: VALUE of SPECIFIED SINGLE FAMILY, OWNER-OCCUPIED HOUSING UNITS, 1990

SOUTH END	PD/Boston		
	Number	Percent	Ratio1
Specified Owner-occupied DUs:	325	100.0	1.00
Value:			
Less than \$15,000	0	0.0	0.00
15,000 to 19,999	0	0.0	0.00
20,000 to 24,999	1	0.3	2.70
25,000 to 29,999	0	0.0	0.00
30,000 to 34,999	2	0.6	4.01
35,000 to 39,999	0	0.0	0.00
40,000 to 44,999	1	0.3	1.31
45,000 to 49,999	0	0.0	0.00
50,000 to 59,999	2	0.6	1.09
60,000 to 74,999	2	0.6	0.38
75,000 to 99,999	8	2.5	0.42
100,000 to 124,999	11	3.4	0.31
125,000 to 149,999	13	4.0	0.22
150,000 to 174,999	20	6.2	0.25
175,000 to 199,999	18	5.5	0.35
200,000 to 249,999	21	6.5	0.57
250,000 to 299,999	47	14.5	3.22
300,000 to 399,999	77	23.7	9.45
400,000 to 499,999	47	14.5	18.18
500,000 or more	55	16.9	9.36
LOWER QUARTILE VALUE	\$207,700		1.58
MEDIAN VALUE	\$321,400		1.99
UPPER QUARTILE VALUE	\$444,100		2.30

Source: 1990 US Census STF1 Counts, Tables H23.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

# H10: SINGLE FAMILY AGGREGATE VALUES by RACE/ETHNICITY of OWNER-OCCUPIER, 1990

SOUTH END	PD/Boston Ratios:2		
	Number of Units	Total Value	Per Unit Value
Total for specified owner-occupied one family housing units:	325	\$109.591 (millions)	100.0
Owner:			
White1	224	82.250	75.1
Black1	88	23.628	21.6
American Indian, Eskimo, or Aleut	1	0.600	0.5
Asian or Pacific Islander	12	3.068	2.8
Other race	0	0.046	0.0
Hispanic origin	6	1.633	1.5

Source: 1990 US Census STF1 Counts, Tables H24, H26, H28.

1- includes persons of Hispanic origin

2- these ratios express relative concentrations, comparing the planning district to Boston as a whole



# H11: MONTHLY CONTRACT RENT in SPECIFIED RENTER-OCCUPIED HOUSING UNITS, 1990

	PD/Boston		
<b>SOUTH END</b>	<u>Number</u>	<u>Percent</u>	<u>Ratio1</u>
<b>Specified renter-occupied units:</b>	10,621	100.0	1.00
<u>Cash rent:</u>	10,536	99.2	1.01
Less than \$100	487	4.6	1.61
100 to 149	1,216	11.4	1.52
150 to 199	684	6.4	1.42
200 to 249	413	3.9	0.93
250 to 299	375	3.5	1.07
300 to 349	496	4.7	1.05
350 to 399	602	5.7	1.34
400 to 449	741	7.0	1.13
450 to 499	675	6.4	1.28
500 to 549	491	4.6	0.81
550 to 599	431	4.1	0.68
600 to 649	406	3.8	0.50
650 to 699	399	3.8	0.80
700 to 749	467	4.4	0.73
750 to 999	1,530	14.4	1.00
1,000 or more	1,123	10.6	1.27
No cash rent	85	0.8	0.55
<b>LOWER QUARTILE CONT. RENT</b>	<b>\$230</b>		<b>0.71</b>
<b>MEDIAN CONTRACT RENT</b>	<b>\$469</b>		<b>0.86</b>
<b>UPPER QUARTILE CONT. RENT</b>	<b>\$751</b>		<b>1.02</b>

Source: 1990 US Census STF1 Counts, Tables H32.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

# H12: AGGREGATE MONTHLY CONTRACT RENT by RACE/ETHNICITY of HOUSEHOLDER, 1990

<b>SOUTH END</b>	<u>Number of Units</u>	<u>Total Rent/Mo (millions)</u>	<u>Percent</u>	<u>Average Rent/Mo (dollars)</u>	PD/Boston Ratios:2		
					<u>Number of Units</u>	<u>Total Rent/M</u>	<u>Average Rent/Mo</u>
<b>Specified renter-occupied DUs paying cash rent:</b>	10,535	\$5.630	100.0	\$534	1.00	1.00	0.95
White1	4,663	3.358	59.6	720	0.68	0.85	1.18
Black1	4,078	1.576	28.0	388	1.58	1.39	0.83
American Indian, Eskimo, or Aleut	46	0.016	0.3	343	1.26	0.95	0.72
Asian or Pacific Islander	948	0.406	7.2	429	1.82	1.42	0.74
Other race	800	0.274	4.9	342	1.47	1.13	0.73
-----	-----	-----	-----	-----	-----	-----	-----
Hispanic origin	1,561	0.571	10.1	368	1.46	1.13	0.73

Source: 1990 US Census STF1 Counts, Tables H35.

1- includes persons of Hispanic origin

2- these ratios express relative concentrations, comparing the planning district to Boston as a whole

**H13: TENURE by HOUSING UNITS in STRUCTURE, 1990**

SOUTH END					PD/Boston Ratios:1			
		Owner	Renter		Owner	Renter		
	<u>Total</u>	<u>Occupied</u>	<u>Occupied</u>	<u>Vacant</u>	<u>Total</u>	<u>Occup'd</u>	<u>Occup'd</u>	<u>Vacant</u>
All Housing Units	14,911	2,583	10,637	1,691	1.00	0.62	1.13	1.27
<u>Units per structure:</u>								
1. detached	91	35	46	10	0.05	0.02	0.29	0.19
1. attached	728	326	350	52	1.07	1.04	1.10	1.05
2	740	259	426	55	0.35	0.30	0.39	0.41
3 or 4	4,574	1,092	2,976	506	1.18	1.33	1.12	1.30
5 to 9	3,827	605	2,792	430	2.11	2.71	2.01	2.15
10 to 19	1,233	110	1,003	120	0.77	0.69	0.79	0.69
20 to 49	1,340	125	917	298	0.95	0.85	0.84	1.84
50 or more	2,288	4	2,048	214	1.42	0.03	1.61	1.35
Mobile home or trailer	0	0	0	0	0.00	0.00	0.00	0.00
Other	112	27	79	6	0.64	0.56	0.67	0.60

Source: 1990 US Census STF1 Counts, Tables H41, H42, H43.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

**H13a: TENURE DISTRIBUTION by HOUSING UNITS in STRUCTURE, 1990**

SOUTH END	(in percent)							
	Column Distribution				Row Distribution			
	<u>Total</u>	<u>Owner</u>	<u>Renter</u>	<u>Vacant</u>	<u>Total</u>	<u>Owner</u>	<u>Renter</u>	<u>Vacant</u>
All Housing Units	100.0	100.0	100.0	100.0	100.0	17.3	71.3	11.3
<u>Units per structure:</u>								
1. detached	0.6	1.4	0.4	0.6	100.0	38.5	50.5	11.0
1. attached	4.9	12.6	3.3	3.1	100.0	44.8	48.1	7.1
2	5.0	10.0	4.0	3.3	100.0	35.0	57.6	7.4
3 or 4	30.7	42.3	28.0	29.9	100.0	23.9	65.1	11.1
5 to 9	25.7	23.4	26.2	25.4	100.0	15.8	73.0	11.2
10 to 19	8.3	4.3	9.4	7.1	100.0	8.9	81.3	9.7
20 to 49	9.0	4.8	8.6	17.6	100.0	9.3	68.4	22.2
50 or more	15.2	0.2	19.3	12.7	100.0	0.2	90.4	9.4
Mobile home or trailer	0.0	0.0	0.0	0.0	n/a	n/a	n/a	n/a
Other	0.8	1.0	0.7	0.4	100.0	24.1	70.5	5.4

Source: 1990 US Census STF1 Counts, Tables H41, H42, H43, and Table H 13, above.

**H14: AGGREGATE PERSONS by TENURE by UNITS in STRUCTURE, 1990**

<b>SOUTH END</b>				:	<u>PD/Boston Ratios:1</u>		
	<u>Total</u>	<u>Owned</u>	<u>Rented</u>		<u>Total</u>	<u>Owned</u>	<u>Rented</u>
<b>Total Persons in Occupied Units</b>	<b>27,489</b>	<b>5,222</b>	<b>22,247</b>	:	<b>1.00</b>	<b>0.55</b>	<b>1.23</b>
<u>Units per structure:</u>				:			
1, detached	269	115	154	:	0.08	0.03	0.36
1, attached	1,998	844	1,154	:	1.26	1.12	1.38
2	1,715	610	1,105	:	0.39	0.30	0.46
3 or 4	8,982	2,148	6,834	:	1.17	1.22	1.16
5 to 9	6,725	1,040	5,685	:	2.25	2.99	2.16
10 to 19	2,109	174	1,935	:	0.85	0.77	0.85
20 to 49	2,162	205	1,957	:	1.14	1.02	1.15
50 or more	3,245	8	3,237	:	1.75	0.04	1.98
Mobile home or trailer	0	0	0	:	0.00	0.00	0.00
Other	284	78	186	:	0.80	0.71	0.85

Source: 1990 US Census STF1 Counts, Table H44.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

**H14a: AGGREGATE PERSONS by TENURE DISTRIBUTION by UNITS in STRUCTURE, 1990**

<b>SOUTH END</b>	<u>Column Distribution</u>			:	<u>Row Distribution</u>		
	<u>Total</u>	<u>Owned</u>	<u>Rented</u>		<u>Total</u>	<u>Owned</u>	<u>Rented</u>
<b>Total Persons:</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	:	<b>100.0</b>	<b>19.0</b>	<b>81.0</b>
<u>Units per structure:</u>				:			
1, detached	1.0	2.2	0.7	:	100.0	42.8	57.2
1, attached	7.3	16.2	5.2	:	100.0	42.2	57.8
2	6.2	11.7	5.0	:	100.0	35.6	64.4
3 or 4	32.7	41.1	30.7	:	100.0	23.9	76.1
5 to 9	24.5	19.9	25.6	:	100.0	15.5	84.5
10 to 19	7.7	3.3	8.7	:	100.0	8.3	91.7
20 to 49	7.9	3.9	8.8	:	100.0	9.5	90.5
50 or more	11.8	0.2	14.6	:	100.0	0.2	99.8
Mobile home or trailer	0.0	0.0	0.0	:	n/a	n/a	n/a
Other	1.0	1.5	0.8	:	100.0	29.5	70.5

Source: 1990 US Census STF1 Counts, Table H44, and Table H 14, above.

# H15: STATUS of VACANT HOUSING UNITS, 1990

			PD/Boston
SOUTH END	Number	Percent	Ratio
Total vacant housing units:	1,691	100.0	1.27
Status:			
For rent	1,172	69.3	1.48
For sale only	110	6.5	0.97
Rented or sold, not occupied	111	6.6	0.81
For seasonal, or occasional use	43	2.5	0.83
For migrant workers	5	0.3	4.95
Other vacant	250	14.8	1.08
-----	-----		----
Boarded up	207	12.2	2.24
Not boarded up	1,485	87.8	1.20
-----	-----		----
Vacant, usual home elsewhere	68	4.0	0.89
All other vacants	1,623	96.0	1.29

Source: 1990 US Census STF1 Counts, Tables H5, H6, H7.

1- this ratio expresses relative concentrations, comparing the planning district to Boston as a whole

# H16: VACANCY STATUS by DURATION of VACANCY, 1990

					PD / Boston Ratios:1				
SOUTH END	Total	For	For Sale	All		Total	For	For Sale	All
	Vacants	Rent	Only	Other		Vacants	Rent	Only	Other
Total vacant housing units:	1,691	1,172	110	409		1.00	1.18	0.78	0.78
Vacancy duration:									
Less than 2 months	481	350	12	119		1.12	1.24	0.82	0.90
2 up to 6 months	591	480	27	84		0.96	1.14	0.52	0.59
6 or more months	619	342	71	206		0.96	1.13	0.91	0.78

Source: 1990 US Census STF1 Counts, Tables H40.

1- these ratios express relative concentrations, comparing the planning district to Boston as a whole

	Column Distribution				(in percent)	Row Distribution			
	Total	For Rent	For Sale	Other		Total	For Rent	For Sale	Other
Total vacant housing units:	100.0	100.0	100.0	100.0		100.0	69.3	6.5	24.2
Vacancy duration:									
Less than 2 months	28.4	29.9	10.9	29.1		100.0	72.8	2.5	24.7
2 up to 6 months	34.9	41.0	24.5	20.5		100.0	81.2	4.6	14.2
6 or more months	36.6	29.2	64.5	50.4		100.0	55.5	11.5	33.3

Source: 1990 US Census STF1 Counts, Tables H40, and Table H 16, above.

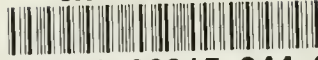


REPORT #91-14  
Area Name: South End  
State: MA

Profile 2 - Persons By Age, Race, Sex And Hispanic Origin  
1990 Census of Population and Housing, Summary Tape File 1  
Area Type: Planning District

P12. Persons by Age, Race And Sex (Universe: Persons) All Persons: 28,891 All Females: 13,144 All Males: 15,747										P13. Hispanic Origin (Universe: Hisp Persons)			
Age	-----White-----		-----Black-----		Am.Ind/Esk/Aleut		-Asian/Pac Isl.-		---Other Race---		Age	Total	
	Total	Female	Total	Female	Total	Female	Total	Female	Total	Female		Total	Female
Total	12,869	4,969	9,871	5,176	142	68	3,535	1,740	2,474	1,191	Total	4,635	2,218
Under 1	65	35	118	65	1	1	25	13	55	32	Under 1	85	48
1-2	179	83	343	166	2	0	91	45	113	52	1-2	203	94
3-4	107	51	316	156	2	1	85	42	97	47	3-4	156	70
5	44	24	182	89	2	1	52	21	47	20	5	86	39
6	51	26	122	62	2	1	52	20	32	17	6	75	39
7 to 9	123	64	383	176	5	3	131	59	121	51	7 to 9	205	98
10-11	78	35	282	135	4	2	98	44	89	33	10-11	159	60
12-13	73	41	230	120	2	2	92	38	100	42	12-13	173	75
14	43	26	99	48	0	0	34	15	42	19	14	73	35
15	50	22	135	70	1	0	40	15	44	10	15	86	32
16	43	19	102	55	0	0	56	30	42	24	16	82	41
17	51	25	128	57	0	0	55	22	50	22	17	82	38
18	66	34	123	65	3	2	75	48	46	19	18	92	42
19	168	78	164	83	0	0	58	21	47	20	19	80	40
20	239	99	144	79	0	0	55	26	50	25	20	92	49
21	284	119	151	81	3	2	62	32	54	26	21	88	44
22-24	1,342	598	546	274	10	7	183	94	166	82	22-24	306	147
25-29	2,593	1,021	983	502	18	6	322	145	274	130	25-29	531	240
30-34	2,059	654	985	497	8	4	331	165	209	100	30-34	433	204
35-39	1,360	414	792	396	9	4	261	132	176	83	35-39	340	152
40-44	1,088	404	724	367	13	8	247	131	160	64	40-44	300	152
45-49	1,760	271	555	308	9	5	154	67	130	62	45-49	234	113
50-54	481	177	419	259	7	6	188	86	100	60	50-54	190	108
55-59	346	138	395	206	2	2	165	83	60	30	55-59	120	57
60-64	146	53	163	99	0	0	61	26	19	13	60-64	51	26
65-69	176	70	225	121	5	2	116	67	29	13	65-69	64	32
70-74	250	115	386	204	7	1	162	85	51	31	70-74	99	54
75-79	169	81	262	166	4	4	104	52	26	18	75-79	67	40
80-84	148	74	187	117	1	2	67	40	19	14	80-84	48	28
85 & over	99	57	136	88	0	0	51	29	12	6	85 & over	18	10
Under 65	87	60	91	65	1	0	59	43	9	4	Under 65	16	10
0-4	351	169	777	387	5	2	201	100	265	131	0-4	444	212
5-17	556	282	1,663	812	16	10	606	264	567	238	5-17	1,021	457
18-24	296	149	969	462	13	8	329	144	289	121	18-24	525	236
25-34	116	67	329	168	2	2	126	53	142	61	25-34	246	110
35-44	144	66	365	182	1	0	151	67	136	56	35-44	250	111
45-54	11,208	4,130	6,369	3,337	96	46	2,278	1,123	1,520	747	45-54	2,921	1,406
55-64	9,299	3,421	4,612	2,344	66	31	1,594	794	1,182	567	55-64	2,262	1,070
65-74	1,909	709	1,757	993	30	15	684	329	338	180	65-74	659	336
75-84	12,055	4,561	7,661	4,089	115	53	2,832	1,424	1,729	866	75-84	3,333	1,627
85+	11,961	4,517	7,431	3,977	115	53	2,721	1,372	1,637	820	85+	3,169	1,548
92+	929	4,457	1,287	761	24	9	559	316	146	86	92+	312	174
95+	753	387	1,062	640	19	7	443	249	117	73	95+	248	142

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## SELECTED SUBJECT DEFINITIONS

**Age:** The age classification is based on the age of the person in completed years as of April 1, 1990. Yet, review of detailed 1990 information shows that a number of respondents tended to provide their age as of the date of their completion of the questionnaire, not their age as of April 1, 1990. It is likely that approximately 10 percent of persons in most age groups are actually 1 year younger.

**Contract Rent:** Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included. (For more information, see "Specified Renter-Occupied Housing Units Paying Cash Rent.")

**Family Households (families):** includes a householder and one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The number of family households always equals the number of families; however, a family household may also include non-relatives living with the family. Families are classified by type as either a married-couple family or other family which is further classified into "male householder" (a family with a male householder and no wife present) or "female householder" (a family with a female householder and no husband present).

**Group Quarters:** Includes all persons not living in households. Two general categories of group quarters are recognized:

- 1) institutionalized persons which includes persons under formally authorized, supervised care or custody in institutions (such as correctional institutions, nursing homes, and juvenile institutions) at the time of enumeration and
- 2) other persons in group quarters which includes all persons who live in group quarters other than institutions or persons who live in living quarters when there are 10 or more unrelated persons living in the unit. Also included are persons residing in certain other types of living arrangements regardless of the number of people sharing the unit.

**Hispanic Origin:** Persons of Hispanic origin are those who classified themselves in one of the specific Hispanic origin categories listed on the questionnaire—"Mexican," "Puerto Rican," or "Cuban"—as well as those who indicated that they were of "other Spanish/Hispanic" origin. Origin can be viewed as the ancestry, nationality group, lineage, or country of birth of the person or the person's parents or ancestors before their arrival in the United States. Persons of Hispanic origin may be of any race.

**Homeowner Vacancy Rate:** The percentage relationship between the number of vacant units for sale and the total homeowner inventory. It is computed by dividing the number of vacant units for sale only by the sum of the owner-occupied units and the number of vacant units that are for sale only. (For more information, see "Vacant Housing Units.")

**Householder:** Includes, in most cases, the person or one of the persons in whose name the home is owned, being bought, or rented and who is listed in column 1 of the census questionnaire. If there is no such person in the household, any adult household member 15 years old and over could be designated as the householder.

**Households:** Includes all the persons who occupy a housing unit. Persons not living in households are classified as living in group quarters. In 100 percent tabulations, the count of households always equals the count of occupied housing units.

**Housing Units:** Includes a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. (For more information, see "Vacant Housing Units.")

**Non-Family Households:** includes a householder living alone or with nonrelatives only. (For more information, see "Family Households.")

**Race:** The Bureau of the Census collects and publishes racial statistics as outlined in Statistical Policy Directive No.15 issued by the Office of Management and Budget. This directive provides standards on ethnic and racial categories for statistical reporting to be used by all Federal agencies. According to the directive, the basic racial categories are American Indian or Alaska Native, Asian or Pacific Islander, Black, and White. (The directive identifies Hispanic origin as an ethnicity.) The concept of race the Bureau of the Census uses reflects self-identification by respondents that is, the individual's perception of his/her racial identity. The concept is not intended to reflect any biological or anthropological definition. Although the Bureau of the Census adheres to the overall guidelines of Directive No.15, we recognize that there are persons who do not identify with a specific racial group. The 1990 census race question includes an "Other race" category with provisions for a write-in entry.

**Rental Vacancy Rate:** The percentage relationship of the number of vacant units for rent to the total rental inventory. It is computed by dividing the number of vacant units for rent by the sum of the renter-occupied units and the number of vacant units for rent. (For more information, see "Vacant Housing Units.")



**Seasonal, Recreational, or Occasional Use:** Includes vacant units used or intended for use only in certain seasons or for weekend or other occasional use throughout the year. (For more information, see "Vacant Housing Units.")

**Specified Owner-Occupied Housing Units:** Includes only one-family houses on less than 10 acres without a business or medical office on the property. The data for "specified" units exclude mobile homes, houses with a business or medical office, houses on 10 or more acres, and housing units in multi-unit buildings. (For more information, see "Value.")

**Specified Renter-Occupied Housing Units Paying Cash Rent:** Includes all renter-occupied housing units except one-family houses on 10 or more acres. Housing units that are renter-occupied without payment of cash rent are excluded. (For more information, see "Contract Rent.")

**Vacant Housing Units:** A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by persons who have a usual residence elsewhere are also classified as vacant. (For more information, see "Housing Units") Value—Value is the respondent's estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale. (For more information, see "Specified Owner-Occupied Housing Units.")

## CONFIDENTIALITY AND HOW IT AFFECTS CENSUS DATA.

As required by Title 13 of the U.S. Code, the Census Bureau must publish data in a form that does not disclose information about specific individuals, households, and housing units. In the 1970 and 1980 censuses, if the number of persons, households, or units to be presented in a table for an area was small enough so that it might have been possible to make individual identifications, then the data in such a table were potentially subject to suppression. Such suppressed data were represented by "\*\*\*\*" or 0 in published tables or tape files.

This form of protection of confidentiality was effective, but made it difficult to use the tables as a source for secondary analysis. No exact value could be assigned to "\*\*\*\*", and "false" 0's which made it impossible to sum across tables without complex programming to control for suppression of data.

For the 1990 Census, a new method of protecting the confidentiality has been devised. Every cell of every table will contain real numbers, but some small fraction of the households reported as being in each place actually live in some other location. The households which have been swapped between locations were matched so that the total number of persons by race, American Indian Tribe membership, and Hispanic ethnicity in each location was unchanged by the swapping. Furthermore, age was matched to the extent that the number of persons over and under age 18 in each location was unchanged by the household swapping.

Household swapping will impact upon such data items as exact age, sex ratios, and form of home ownership and household composition as reported in these STF1 data tables, and upon items such as education, employment, and income which will be covered in STF3 tables (forthcoming). However, the overall impact of household swapping, called the confidentiality edit, on the accuracy of the data is expected to be less than that of non-sampling errors (false or incorrect reporting or recording of data), coverage errors (missed households or persons), and processing errors (clerical and computer errors). This new method will greatly enhance the utility of the data because all tables are complete. This will be particularly true for the areas of very small population, despite the higher rate of household swapping because so many tables for such units had previously been subject to suppressions.